



Pottery Lane, Chelmsford, Essex, CM1 4HH

Council Tax Band F (Chelmsford City)



£650,000 Freehold

Offered for sale with no onward chain, this spacious four bedroom detached family home presents a superb opportunity to acquire a well-proportioned property in a highly sought-after Chelmsford location, with excellent potential to modernise and extend (Subject to obtaining planning permission from the local authority).

The ground floor accommodation extends to approximately 1,590 sq ft including the garage and is arranged around a welcoming entrance hall. A generous dual-aspect sitting room enjoys a large picture window, flooding the space with natural light and creating an ideal setting for both relaxing and entertaining.

To the rear, a separate dining room overlooks and provides direct access to the beautifully maintained rear garden, offering a wonderful space for family gatherings and summer entertaining. The fitted kitchen provides ample worktop and storage space, with a practical layout and garden outlook. A useful ground floor shower room adds flexibility for modern family living, while the adjoining utility room provides additional storage and access to the garage.

Upstairs, the property offers four well-proportioned bedrooms, including three comfortable doubles and a generous single bedroom ideal as a nursery or home office. A family bathroom serves the first floor.

Externally, the home benefits from a driveway and garage providing off-road parking and storage. The good-sized rear garden is a particular highlight — mainly laid to lawn with mature shrubs, established hedging and a patio seating area — offering both privacy and significant scope to extend the property, subject to obtaining the relevant planning permissions from the local authority.

This is a rare opportunity to secure a detached home with space, versatility and long-term potential in a prime residential setting.

#### Area Guide

Situated in a pleasant cul-de-sac just off of Broomfield Road in Chelmsford, the property enjoys a highly convenient and desirable position within easy reach of local amenities, transport links and well-regarded schools.

Chelmsford is a vibrant city offering a wide range of shopping, dining and leisure facilities, including Bond Street and High Chelmer Shopping Centre. Everyday conveniences, supermarkets and independent retailers are all close at hand.

For commuters, Chelmsford mainline railway station provides regular direct services to London Liverpool Street in approximately 35 minutes, while the nearby A12 and A130 offer excellent road connections across Essex and into London.

The area is well served by green open spaces including Central Park and Admirals Park, ideal for walking, cycling and family recreation.

Families are particularly attracted to this location due to the selection of well-regarded schools nearby. Schools close to Pottery Lane include, Chelmsford County High School for Girls and King Edward VI Grammar School, along with a number of other reputable primary and secondary options within easy reach.

Broomfield Road offers an excellent balance of city convenience, established residential surroundings and strong educational provision.

- Detached four bedroom family home
- Approx. 1,590 sq ft including garage
- Fitted kitchen with garden outlook
- Mature rear garden
- No onward chain
- Two spacious reception rooms
- Driveway and garage
- Excellent scope to extend (STPP)



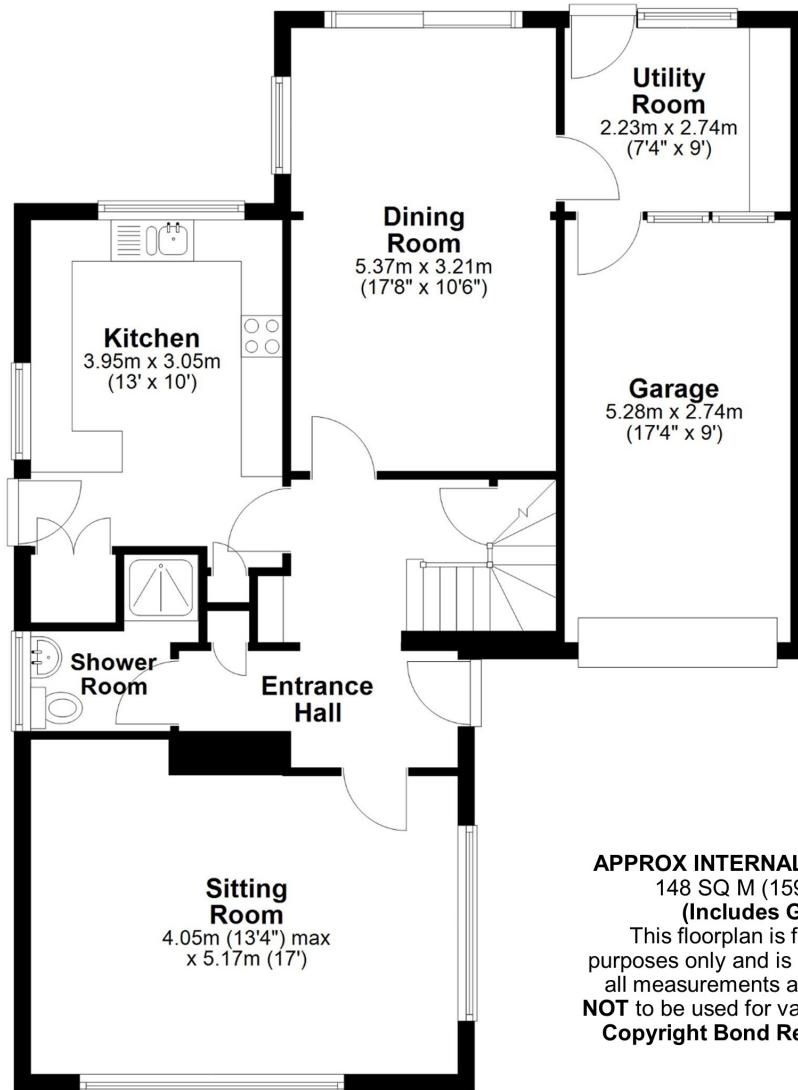




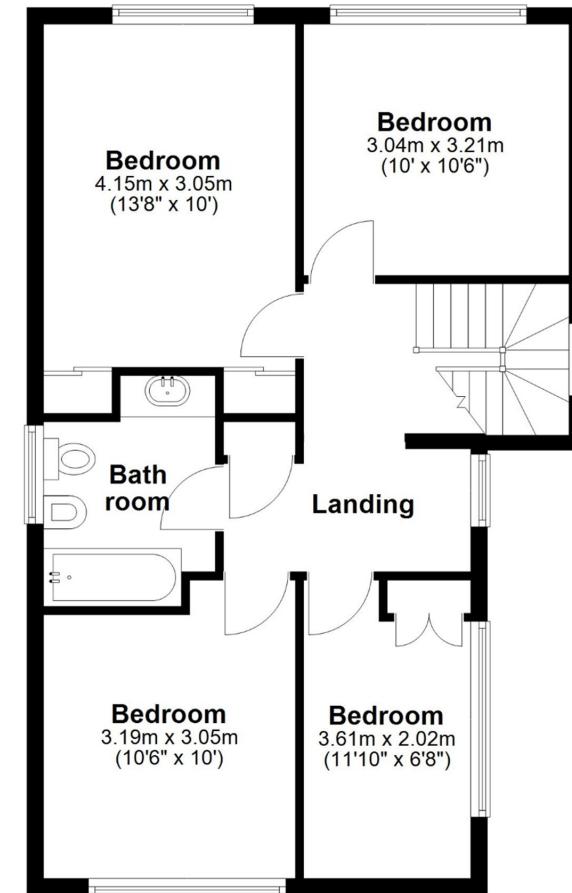




## Ground Floor



## First Floor



### APPROX INTERNAL FLOOR AREA

148 SQ M (1590 SQ FT)

(Includes Garage)

This floorplan is for illustrative purposes only and is **NOT TO SCALE**  
all measurements are approximate  
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